



13.84 Acres/5.6 Hectares

Ronald W. Reagan Blvd. (Parmer Lane)
and SH 29 frontage

All utilities but wastewater

Greenfield

Extra-Territorial Jurisdiction (ETJ)

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Property				
Total Acreage: 13.84 acres/5.6 hectares			Map: MAPSCO Austin 2006 Street Guide, pg. 283, Sec. E, J	
Location				
City: Leander ETJ			County: Williamson	
Address/Directions: SE corner SH 29 and Ronald W. Reagan Blvd. (Parmer Lane), www.wcad.org tax id#: R-328209				
Within City Limits: No			Distance from City Limits: Adjacent	
Distance to US Highways: 5 miles/8 km to US 183			Type of Zoning: Extra-Territorial Jurisdiction	
Distance to Interstate Highways: 10 miles/16 km to I-35				
General Site Information				
Previous Use of Site: Open Farm Land		General Condition: Excellent		Dimensions: 625 x 700 feet/191 x 213 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 3 percent slopes			Shrink/Swell Capacity: Moderate to Very High with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: No		Can Site Be Divided: Yes		Lot Size: Negotiable
Improvements				
Road Distance to Rail: 9 miles/14.5 km			Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: Not Applicable	
Fenced: No			Landscaped: No	
Located within an Industrial Park: No			Type of Business: Not Applicable	
Deed Restriction(s): No			Covenants: No	
Utilities				
City of Leander Service Not Applicable, but Chisholm Trail Special Utility District provides the service (254) 793-3103		Water - Size of Nearest Line: Not available at this time with consideration within the Comprehensive Plan Pressure: Not Applicable		Sewer - Size of Nearest Line: Not available at this time with consideration within the Comprehensive Plan
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 6 inch/15.2 cm Poly II		Pressure: Intermediate Pressure service constructed in Summer 2007 south of existing FM 2243	
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Ms. Claire Swinbank	Phone: (512) 477-2235	Facs: (512) 477-2220	Email: cswinbank@ironwoodre.com	Web Site: www.ironwoodre.com
Sales Price: Negotiable			Lease Price: Negotiable	
Comments: Located on "going-home" corner of a regional intersection of SH 29 and Ronald W. Reagan Blvd. (Parmer Lane) in one of the fastest growing counties in the country.				